



Waldron Mews, London **SW3**



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This stunning home has been extensively renovated to the highest standard and offers well-balanced accommodation. A modern kitchen with an eat-in diner and doors onto the patio can be found on the lower ground floor. The ground floor hosts a bright reception room with bi-folding doors onto the terrace. A glass-paned wall separates the reception room from the snug, a useful space that could be used flexibly to suit the future owners' needs (for example, as an office or playroom). There is also a guest WC on this floor. The first floor hosts two double en suite bedrooms, both with fitted wardrobes. The principal suite occupies the entirety of the second floor; it has ample fitted wardrobes and an en suite bathroom with a bath.



Guide price: £3,500,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





Location

This superb house is peacefully positioned in a gated, private mews within the heart of Old Chelsea. It is ideally situated for the boutique shops and stylish bars and restaurants on King's Road. The Thames Path provides excellent walking and cycling routes and Battersea Park, with its boating lake and lakeside cafes, is also located nearby.

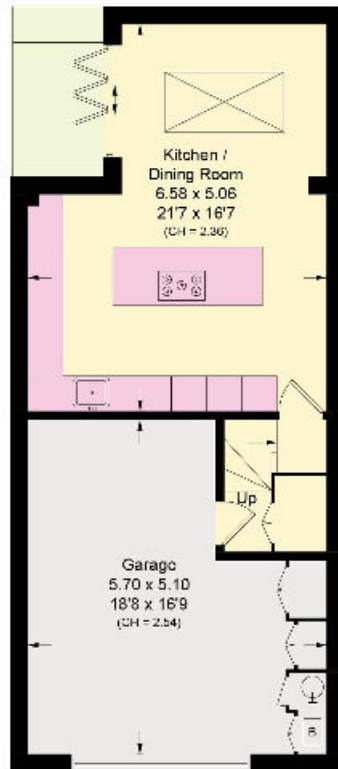
South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away and Sloane Square tube station (District and Circle lines) is 0.9 miles away. Both Kings Road and Chelsea Embankment are served by a regular bus service.

*All distances are approximate.



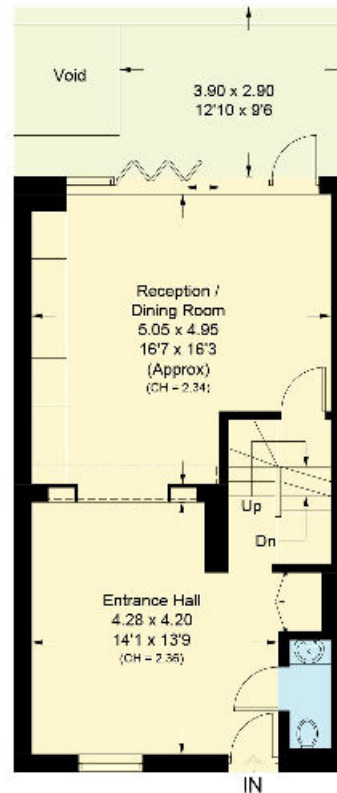
Waldron Mews, SW3

Approximate Area = 187.2 sq m / 2014 sq ft
Including Limited Use Area (2.3 sq m / 24 sq ft) and Garage



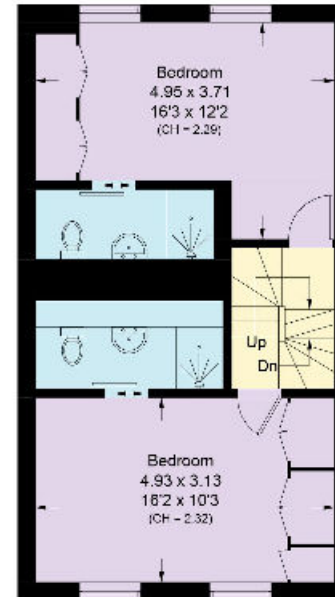
Lower Ground Floor

Approximate Area = 59.1 sq m / 636 sq ft
(Including Garage)



Ground Floor

Approximate Area = 50.2 sq m / 540 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

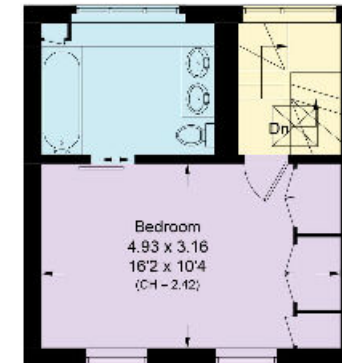


First Floor

Approximate Area = 49.1 sq m / 528 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

= Reduce head height below 1.5m



Second Floor

Approximate Area = 28.8 sq m / 310 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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